

**Elizabeth Manor
Rent Roll for July 2004**

Unit	Unit Type	Rent	Parking	Total
101	Bachelor	550.00	-	550.00
102	1 Bedroom	640.00	-	640.00
103	1 Bedroom	625.00	-	625.00
104	2 Bedroom	768.00	5.00	773.00
105	1 Bedroom	644.00	-	644.00
106	1 Bedroom	597.00	10.00	607.00
107	1 Bedroom	630.00	5.00	635.00
108	1 Bedroom	631.00	-	631.00
109	1 Bedroom	630.00	5.00	635.00
110	1 Bedroom	657.00	-	657.00
111	1 Bedroom	644.00	-	644.00
212	Bachelor	550.00	-	550.00
213	Bachelor	525.00	-	525.00
214	1 Bedroom	625.00	-	625.00
215	1 Bedroom	650.00	-	650.00
216	2 Bedroom	770.00	-	770.00
217	1 Bedroom	625.00	-	625.00
218	1 Bedroom	610.00	-	610.00
219	1 Bedroom	631.00	-	631.00
220	Bachelor	565.00	-	565.00
221	1 Bedroom	670.00	-	670.00
222	1 Bedroom	610.00	-	610.00
223	1 Bedroom	630.00	-	630.00
224	1 Bedroom	610.00	-	610.00
225	1 Bedroom	610.00	-	610.00
		15,697.00	25.00	15,722.00
		15,697.00	25.00	15,722.00

Elizabeth Manor
2003 Income & Expense Statement

INCOME	<u>\$ 179,649.00</u>	
		\$ 179,649.00
EXPENSES		
Insurance	\$ 4,172.00	
Advertising	\$ 5,013.00	
Fees	\$ 908.00	
Office	\$ 524.00	
Wages	\$ 14,051.00	
Utilities	\$ 33,103.00	
Miscellaneous	\$ 1,130.00	
Taxes	\$ 9,427.00	
Licenses & Dues	\$ 1,100.00	
Repairs & Maintenance	<u>\$ 23,221.00</u>	
	\$ 92,649.00	
		<u>\$ 92,649.00</u>
NOI		\$ 87,000.00

Comments:

1. Vacancies were 5%.
2. Property management fee not included in expenses.
3. Laundry income reported only \$80.